

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
SEPTEMBER 26, 2007**

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
ROLL CALL: Secretary D'Andrea

Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

APPROVAL OF MINUTES: August 22, 2007

Roll Call:

Motion _____ Second _____
Barthelmes _____ Curcio _____ Devine _____ Morelli _____ Novellino _____
Bailey(Alt 1) _____ Conoscenti (Alt2) _____

RESOLUTIONS:

Z07-08 MILLSTONE TOWNSHIP – Block 57 Lot 16.01. Located on Burnt Tavern Road. Property consists of 1.980 acres located in the BP Zone. Presently the property is occupied by a two-story, ten-bedroom home and a one-story property manager's residence utilized as part of the Township's Plan for Affordable Housing. The Township proposes to subdivide the property, share the existing driveway and construct a two-story, 4,000 s.f., 5-bedroom dwelling on new Lot 16.02 consisting of 43,406 s.f. (0.996 +/- acres) in compliance with the Township's Plan for Affordable Housing. Application Approved.

Motion _____ Second _____

Roll Call:

Devine _____ Iradi _____ Lambros _____ Morelli _____ Novellino _____
Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

Z07-05 SACCO, MICHAEL – Block 12, Lot 1.12. Located at 208 Disbrow Hill Road. 5.8 acres located in the RU-P Zone. Applicant seeks to construct a single-family, 2-story, 3900 s.f. dwelling. Variance needed for lot size. Deemed Complete: 7-12-07 Date of Action: 11-9-07. Application Approved.

Roll Call:

Motion _____ Second _____
Devine _____ Iradi _____ Lambros _____ Morelli _____ Novellino _____
Bailey(Alt 1) _____ Conoscenti (Alt2) _____

Z06-05 537 ABR, LLC - Block 60.01, Lot 15.01. 4.02 Acres located in the HC Zone at 490 Monmouth Road. Applicant seeks use variance to construct a two-story 9,820 s.f. building for car wash and service area and a 10,000 s.f. storage warehouse. A design waiver requested. Deemed Complete 6/1/07. Date of Action 9-28-07. Carried from 6-7-07; 7-25-07. No further noticing required for this meeting. Application Denied.

Motion _____ Second _____

Roll Call:

Devine _____ Iradi _____ Lambros _____ Morelli _____ Novellino _____
Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

NEW APPLICATIONS:

Z07-04 CKV REALTY, LLC – Block 57, Lot 16. 53.39 acres located in the BP Zone Located at 33 Burnt Tavern Road. Transferred from the Planning Board. Application is for a construction of a garden center and nursery related facility including construction of a 15,000 s.f. building. Applicant received waivers from checklist items for the use variance portion of the application. Deemed Complete 7-25-07.

Date of Action: 11-22-07.

Roll Call:

Motion _____ Second _____
Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt2) _____

Z07-06 353 SWEETMANS LANE, LLC – Block 39.01, Lots 2.01 & 7. 1.88 acres located in the NC Zone at 353 Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a two-story, 3,818 s.f retail building with an existing 6,750 s.f. retail building. “D” variance is required for Block 39.01, Lot 7 (for proposed stormwater management) which is located in the RU-P Zone. Bulk variances needed. Deemed Complete 6-29-07. Date of Action: 10-26-07.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

Z07-07 D. MORGAN TRACEY – Block 39.01, Lots 2.20 & 7– 4.33 Acres located in the NC Zone located on Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a 9,600 s.f. retail building, 1,098 s.f. office space and 2,056 s.f. retail building with adjoining 2,016 s.f. bank. “D” variance needed for Lot 7 (proposed stormwater management area) which is located in the RU-P Zone. Bulk variance needed. Deemed Complete 6-26-09. Date of Action: 10-23-07.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: